



CITY OF
FOLSOM
DISTINCTIVE BY NATURE

PLANNING COMMISSION MINUTES
August 20, 2025
CITY COUNCIL CHAMBERS
6:30 P.M.
50 Natoma Street
Folsom, CA 95630

CALL TO ORDER PLANNING COMMISSION

The regular Planning Commission Meeting was called to order at 6:30 p.m. with Chair Eileen Reynolds presiding.

PLEDGE OF ALLEGIANCE: The Pledge of Allegiance was recited.

ROLL CALL

Commissioners Present: Daniel West, Vice Chair
Dianna Laney, Commissioner
William Barcellona, Commissioner
Justin Hurst, Commissioner
Mathew Herrera, Commissioner
Eileen Reynolds, Chair

Commissioners Absent: None

CITIZEN COMMUNICATION: None

MINUTES

The minutes of the July 23, 2025, Special Meeting were approved as submitted.

NEW BUSINESS

1. USPT25-00145: Lana Moon Tatu Tattoo Shop Project and Determination that the Project is Exempt from CEQA under Section 15301 (Existing Facilities)

A Public Hearing to consider a Conditional Use Permit request for a tattoo establishment occupying a maximum of two suites within an existing 5,000 square-foot beauty shop, located at 1325 Riley St. The project site is within the Central Business District; Planned Development (C-2 PD) Zoning District, and the General Plan land-use designation of the project site is Community Commercial (CC) within the East Bidwell Corridor (EPC) Overlay. The project is categorically exempt under 15301 (Existing Facilities) of the California Environmental Quality Act (CEQA) Guidelines. **(Project Planner: Nathan Stroud / Applicant: Lana Nevers)**

COMMISSIONER LANEY MOVED TO FIND THE REQUEST CATEGORICALLY EXEMPT UNDER SECTION 15301 (EXISTING FACILITIES) OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) GUIDELINES

AND APPROVE A CONDITIONAL USE PERMIT FOR A TATTOO ESTABLISHMENT (USPT25-00145) BASED ON THE FINDINGS (FINDINGS A-F) BELOW AND SUBJECT TO THE ATTACHED CONDITIONS OF APPROVAL (CONDITIONS 1-15).

COMMISSIONER HERRERA SECONDED THE MOTION.

AYES: WEST, LANEY, BARCELLONA, HURST, HERRERA, REYNOLDS
NOES: NONE
RECUSED: NONE
ABSENT: NONE

MOTION PASSED

2. USPT25-00111. Veterinary Clinic Operating Hours Conditional Use Permit Modification and Determination that the Project is Exempt from CEQA under Section 15301 (Existing Facilities)

A Public Hearing to consider a Conditional Use Permit Modification request to extend the allowed hours of operation of an existing veterinary clinic into daytime business hours (Monday to Friday, 8am to 6pm) to provide services to small exotic pets. The business is at 2210 East Bidwell, in a 3,453 square foot building that is part of the Vintage at Folsom exotic park, in the BP-PD (Business Professional, Planned Development) zoning district. The General Plan land use designation of the project site is PO (Professional Office), within the East Bidwell Mixed Use Overlay. The project is categorically exempt under Section 15301 (Existing Facilities) of the California Environmental Quality Act (CEQA) Guidelines. (Project Planner: Jessica Brandt / Applicant: Richard Turner, DVM)

COMMISSIONER BARCELLONA MOVED TO CONFIRM STAFF'S DETERMINATION THAT THE PROJECT IS CATEGORICALLY EXEMPT UNDER SECTION 15301 (EXISTING FACILITIES) OF THE CEQA GUIDELINES AND APPROVE A CONDITIONAL USE PERMIT MODIFICATION FOR THE VETERINARY CLINIC OPERATING HOURS PROJECT (USPT25-00111), BASED ON THE FINDINGS (FINDINGS A-E) AND SUBJECT TO THE CONDITIONS OF APPROVAL (CONDITIONS 1-17) ATTACHED TO THIS REPORT.

COMMISSIONER HURST SECONDED THE MOTION.

AYES: WEST, LANEY, BARCELLONA, HURST, HERRERA, REYNOLDS
NOES: NONE
RECUSED: NONE
ABSENT: NONE

MOTION PASSED

3. DEVA24-00310: Broadstone Crossing Phase II Development Agreement and Determination that the Project is Exempt from CEQA under Section 15061(b)(3)

A public hearing to consider a request to recommend City Council approval of a proposed Development Agreement between the City of Folsom and Elliott Homes, Inc./Broadstone Crossing Phase II, LLC, that establishes the landowner and developer obligations in accordance with Conditions of Approval Numbers 42 and 43 related to public improvements and traffic abatement measures for the Broadstone Crossing Phase II project (MSTR23-00143), which is a previously approved project that includes three office /medical office parcels and buildings totaling 200,840 square feet. This request is an administrative action consistent with the prior project approval and therefore is not a project under CEQA Guidelines Section 15061(b)(3). (Project Planner: Desmond Parrington, Planning Manager / Applicant: Price Walker of Elliott Homes, Inc.)

COMMISSIONER REYNOLDS MOVED TO RECOMMEND CITY COUNCIL ADOPT THE UNCODIFIED ORDINANCE NO. 1354 APPROVING THE DEVELOPMENT AGREEMENT BETWEEN THE CITY OF FOLSOM AND BROADSTONE CROSSING PHASE II, LLC AND ELLIOTT HOMES, INC. FOR PUBLIC IMPROVEMENTS FOR THE BROADSTONE CROSSING PHASE II PROJECT, BASED ON THE FINDINGS (FINDINGS A-J), AND TO RECOMMEND TO CITY COUNCIL THAT THE DEVELOPMENT AGREEMENT LANGUAGE BE MODIFIED TO REQUIRE A FIRST INSTALLMENT OF THE DEVELOPER'S FUNDING OBLIGATION FOR THE PEDESTRIAN OVERCROSSING IN THE AMOUNT OF \$1,000,000.00, DUE UPON CITY ISSUANCE OF A REQUEST FOR PROPOSAL FOR DESIGN, ENGINEERING SERVICES, AND ENVIRONMENTAL CLEARANCE.

COMMISSIONER BARCELLONA SECONDED THE MOTION.

AYES: WEST, LANEY, BARCELLONA, HURST, HERRERA, REYNOLDS
NOES: NONE
RECUSED: NONE
ABSENT: NONE

MOTION PASSED

4. MSTR25-00025: Veranda at Folsom Heights Small Lot Vesting Tentative Subdivision Map, Planned Development Permit, Design Review, and Determination that the Project is Exempt from CEQA under Section 15182 (Projects Pursuant to a Specific Plan)

A public hearing to consider a request to recommend City Council approval of a Small Lot Vesting Tentative Subdivision Map to subdivide an approximately 14.9-acre site located on the east side of Empire Ranch Road, north and south of Summit Street, in the Folsom Plan Area Specific Plan (FPASP) into a 125-lot residential subdivision. The project site has General Plan and FPASP Land Use Designations of MLD (Multifamily Low-Density). A Planned Development Permit is also requested to comply with the Planned Development (PD) District overlay and to allow for greater flexibility in site design. Finally, Design Review is requested to approve architecture and site design for 125 proposed single-family residential units. The project is statutorily exempt under Section 15182 (Projects Pursuant to a Specific Plan) of the California Environmental Quality Act (CEQA) Guidelines. (Project Planner: Jessica Brandt / Applicant: Price Walker of Elliott Homes, Inc.)

COMMISSIONER WEST MOVED TO RECOMMEND THAT THE CITY COUNCIL CONFIRM STAFF'S DETERMINATION THAT THE VERANDA AT FOLSOM HEIGHTS PROJECT IS EXEMPT FROM CEQA UNDER CEQA GUIDELINES § 15182 – PROJECTS PURSUANT TO A SPECIFIC PLAN, AND APPROVE A SMALL-LOT VESTING TENTATIVE SUBDIVISION MAP AND PLANNED DEVELOPMENT PERMIT AND DESIGN REVIEW FOR THE VERANDA AT FOLSOM HEIGHTS PROJECT, BASED ON THE FINDINGS (FINDINGS A-AA) AND SUBJECT TO THE CONDITIONS OF APPROVAL (CONDITIONS 1-64) ATTACHED TO THIS REPORT.

COMMISSIONER LANEY SECONDED THE MOTION.

AYES: WEST, LANEY, BARCELLONA, HURST, HERRERA, REYNOLDS
NOES: NONE
RECUSED: NONE
ABSENT: NONE

MOTION PASSED

PRINCIPAL PLANNER'S REPORT

Principal Planner, Jessica Brandt, shared the following with the Commission:

- The next meeting is scheduled for September 17th, with one item on the agenda:
 - Draft Objective Development and Design Standards (ODDS) Workshop.
- There are no expected absences for the September 17, 2025, Planning Commission regular meeting.
- The City Council will be considering applications for the vacant At-Large seat for the Planning Commission at the August 26, 2025, City Council regular meeting. If approved, the new Planning Commissioner could begin service in September. There were 23 applicants.
- In the last month, staff approved 4 design reviews, including:
 - 1 custom home
 - 2 residential additions
 - 1 residential accessory structure.

ADJOURNMENT

There being no further business to come before the Folsom Planning Commission, Chair Eileen Reynolds adjourned the meeting at 8:13 p.m.

RESPECTFULLY SUBMITTED,


Stephanie Hannum, ADMINISTRATIVE ASSISTANT

APPROVED:


Eileen Reynolds, CHAIR